

Approved: _____

Approved with changes: _____

Effingham Zoning Board of Adjustment

Meeting Minutes

April 12, 2021

Via Zoom Video/Teleconference

Members Present: Theresa Swanick (chair), Tim White (vice chair), Jim Pittman, Knute Ogren, Lenny Fitzgerald.

Members Absent: none

Others Present: Nate Fogg, Bryan Berling, Norman Daroska, Rebecca Boyden, Sandra Estabrook.

Meeting called to order at 6:00pm.

Daroska Variance Application

Nate Fogg reviewed the ZBA checklist and feels that the application is ready to be accepted. The extra abutter has been properly noticed.

Knute Ogren made a motion to accept the Daroska variance application. Tim White seconded the motion. Roll call vote: Jim Pittman- aye, Tim White- aye, Knute Ogren- aye, Lenny Fitzgerald- aye, and Theresa Swanick- aye. The motion passed.

The lot has frontage on three streets, Bailey Road, Princeton Avenue, and Alpine Road. With 3, 50-foot street setbacks and 1, 30-foot side setback, it only leaves a 20-foot strip of buildable area down the middle of the lot. This not enough width for even a very modest home and would only allow area for a single-wide mobile home. They would like to build a 28-foot by 32-foot house with an 8-foot deck, as shown on the plan presented.

Tim White noted that they had a modern zoning ordinance and an ancient parcel.

The ZBA noted that they are setting precedence for these old parcels. Mr Berling noted that there are not many parcels that front on three roads.

Sandra Estabrook asked about the access point and is curious because she made need the same type of relief further down the road.

There were no abutters present.

Knute Ogren made a motion to end public input. Jim Pittman seconded the motion. Roll call vote: Jim Pittman- aye, Tim White- aye, Knute Ogren- aye, Lenny Fitzgerald- aye, and Theresa Swanick- aye. The motion passed.

This variance deals with setbacks from zoning article 402 and corner lot article 603. They are requesting relief to a front setback of 32.7 feet along Princeton Avenue.

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Theresa Swanick feels like the request is reasonable.

Knute Ogren feels like they could have asked for anything and also believes the request is reasonable.

Jim Pittman noted that 3 of the 4 sides will meet the setback regulations. The encroachment is not severe, and he would find it difficult to deny. The request as presented is pretty good compared to many.

Theresa Swanick feels that this is a reasonable use of the property and there certainly is a hardship.

Theresa Swanick made a motion to grant the variance, providing relief for lot 102-33 from article 402, to allow them to build a 28 by 32-foot house with an 8-foot deck. Relief is granted to 32.7 feet. Jim Pittman seconded the motion.

Discussion included that the 5 criteria are met. Literal enforcement of the ordinance for a sub-standard lot with three road frontages seems very reasonable in the particular case.

Roll call vote: Jim Pittman- aye, Tim White- aye, Knute Ogren- aye, Lenny Fitzgerald- aye, and Theresa Swanick- aye. The motion passed and the variance is granted.

Board Business

Minutes are being put off until the next meeting.

Leonard Fitzgerald missed the signups for the town elections. He is asking for write0in ballots to help him get elected to the ZBA.

The next ZBA meeting will be held after the town elections.

Adjournment:

Knute Ogren made a motion to adjourn the meeting. Lenny Fitzgerald seconded the motion. Roll call vote: Jim Pittman- aye, Tim White- aye, Knute Ogren- aye, Lenny Fitzgerald- aye, and Theresa Swanick- aye. The motion passed.

The meeting adjourned at 7:17pm.